



## 7 Kimbarra Court, ARARAT, VIC 3377

### Modern Low Maintenance West End Living

This well presented rendered home is set in an elevated west end position in a quiet cul-de-sac, and with modern updates will appeal to those seeking a low maintenance home or set and forget investment property. As you enter the home you will appreciate the raked ceiling and open plan living area that is kept comfortable with wood heating as well as gas heating. The new kaboodle kitchen along with new flooring give a modern uplift with the kitchen offering good storage, electric cooking and island bench. All 3 bedrooms offer BIR's and ceiling fans, the main bedroom with en-suite, while the bathroom has a shower over bath, toilet and vanity. Outside has a great covered entertainers deck with views, garden shed, double carport and powered workshop/shed all set on a low maintenance block.

- Land Area 618.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double carport

**TYPE:** Sold

**INTERNET ID:** 64P2591

#### SALE DETAILS

**\$410,000 - \$440,000**

#### CONTACT DETAILS

**Ararat**

167 Barkly Street  
ARARAT, VIC  
03 5352 4338

**Michael Fratin**  
0409 184 572

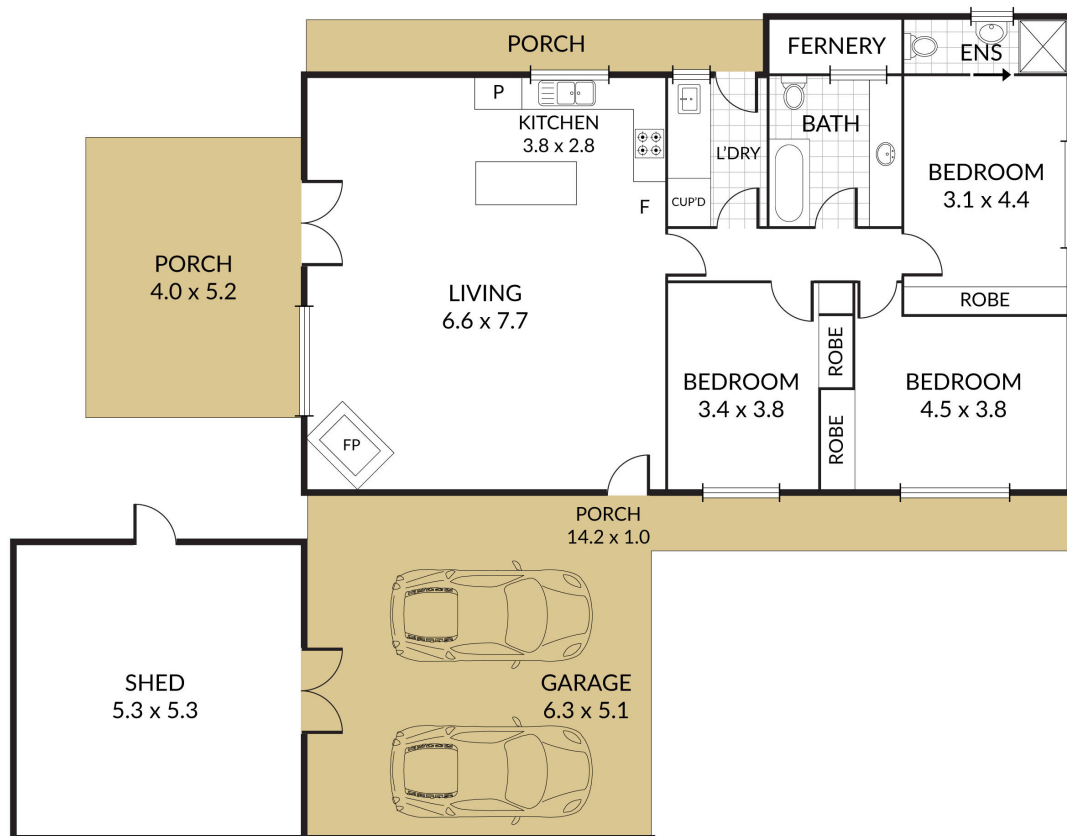










Total 223m<sup>2</sup>3 x  2 x  2 x 7 Kimbarra Court, **Ararat**

Elders

NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.